



**Board of Commissioners of Cook County  
Board of Commissioners**

**Minutes of the Zoning and Building Committee**

**Wednesday, April 25, 2018**

**10:00 AM**

**Cook County Building, Board Room,  
118 North Clark Street, Chicago, Illinois**

**ATTENDANCE**

**Present:** Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Deer, Fritchey, Gainer, Goslin, Moody,  
Moore, Morrison, Schneider, Suffredin and Tobolski (16)

**Absent:** García (1)

**PUBLIC TESTIMONY**

**Chairman** asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code.

**1. Mr. George Blakemore**

[18-3311](#)

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 3/14/2018

**A motion was made by Commissioner Morrison, seconded by Commissioner Moody, to approve 18-3311. The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Deer, Fritchey, Gainer, Goslin, Moody,  
Moore, Morrison, Schneider, Suffredin and Tobolski (16)

**Absent:** García (1)

18-2592

**Presented by:** JAMES WILSON, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Variation V 18-03

Township: Schaumburg

County District: 15

Property Address: 1675 Marion Street, Schaumburg, Illinois 60196

Property Description: The Subject Property consists of approximately 0.30 acre located on the east side of Marion Street approximately 300 feet south of Pratt Boulevard, Section 34.

Owner: Sukdeep K. Walia, 544 Sequoia Trail, Roselle, Illinois 60172

Agent/Attorney: Thomas Bonanno, PO Box 31550, Chicago, Illinois 60631

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a to: (1) reduce the lot area from the minimum required 40,000 square feet to an existing 13,273 square feet, (2) reduce the lot width from the minimum required 150 feet to an existing 100 feet, (3) reduce the left interior side yard setback from the minimum required 15 feet to a proposed 7.05 feet and (4) increase the Floor Area Ratio (FAR) from a maximum allowed .25 to a proposed .33.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 3/7/2018

Zoning Board Recommendation date: 3/7/2018

County Board extension granted: N/A

**A motion was made by Commissioner Schneider, seconded by Commissioner Goslin, to recommend for approval 18-2592. The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Deer, Fritchey, Gainer, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (16)

**Absent:** García (1)

18-2595

**Presented by:** JAMES WILSON, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Variation V 18-07

Township: Leyden

County District: 16

Property Address: 3148 Alta Street, Melrose Park, Illinois 60164

Property Description: The Subject Property consists of approximately .51 acre located on the west side of Alta Street approximately 139 feet south of Belmont Avenue, Section 29.

Owner: William Diener, 3148 Alta Street, Melrose Park, Illinois 60164

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to reduce the right side yard setback from the minimum required 10 feet to an existing 7.69 feet.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 3/7/2018

Zoning Board Recommendation date: 3/7/2018

County Board extension granted: N/A

**A motion was made by Commissioner Morrison, seconded by Commissioner Schneider, to recommend for approval 18-2595. The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Deer, Fritchey, Gainer, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (16)

**Absent:** García (1)

18-2596

**Presented by:** JAMES WILSON, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 18-08

**Township:** Lyons

**County District:** 17

**Property Address:** 1311 62nd Place, LaGrange, Illinois 60525

**Property Description:** The Subject Property consists of approximately .42 acres located on the south side of 62nd Place and approximately 332.71 feet west of Edgewood Avenue, Section 17.

**Owner:** Robert Yant, 1311 62nd Place, LaGrange, Illinois 60525

**Agent/Attorney:** None

**Current Zoning:** R-4 Single Family Residence District

**Intended use:** Applicant seeks a variance to (1) reduce the lot area from the minimum required 20,000 square feet to an existing 17,600 square feet and (2) reduce the front yard setback from the minimum required 32 feet (@ 20% of the lot depth) to an existing 30.86 feet.

**Recommendation:** ZBA Recommendation is that the application be granted.

**Conditions:** None

**Objectors:** None

**History:**

**Zoning Board Hearing:** 3/7/2018

**Zoning Board Recommendation date:** 3/7/2018

**County Board extension granted:** N/A

**A motion was made by Commissioner Morrison, seconded by Commissioner Daley, to recommend for approval 18-2596. The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Deer, Fritchey, Gainer, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (16)

**Absent:**           García (1)

18-3108

**Presented by:** JAMES WILSON, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Variation V 18-12

Township: Stickney

County District: 16

Property Address: 4917 S. Central Avenue, Stickney, Illinois 60638

Property Description: The subject property is approximately 0.58 acre located mid-block of Central Avenue between 49th Street and 50th Street in Section 9.

Owner: Selex LLC., 3327 W. Howard Street, Skokie, Illinois 60076

Agent/Attorney: James O'Rourke Esq. and Darren Ruback, 3327 W. Howard Street, Skokie, Illinois 60076

Current Zoning: C-4 General Commercial District

Intended use: Applicant seeks a variance to reduce the front yard setback from the minimum required 30 feet to 6.6 feet.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 4/4/2018

Zoning Board Recommendation date: 4/4/2018

County Board extension granted: N/A

**A motion was made by Commissioner Tobolski, seconded by Commissioner Morrison, to recommend for approval 18-3108. The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Deer, Fritchey, Gainer, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (16)

**Absent:**           García (1)



18-3110

**Presented by:** JAMES WILSON, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation V 18-13

**Township:** Barrington

**County District:** 15

**Property Address:** 1208 S. Cook Street, Barrington, Illinois 60010

**Property Description:** The subject property is approximately 0.49 acre located west of Cook Street and 116 feet south of Princeton Avenue in Section 12.

**Owner:** Cathleen and Vincent Deligio, 1000 George Street, Barrington, Illinois 60010

**Agent/Attorney:** None

**Current Zoning:** R-5 Single Family Residence District

**Intended use:** Applicant seeks to (1) reduce the lot area from the minimum required 40,000 square feet to an existing 21,240 square feet, (2) reduce the minimum required lot width from 150 feet to an existing 120 feet, (3) reduce the separation between a principle structure and an accessory structure from the minimum required 10 feet to an existing 7.89 feet, (4) reduce the left interior side yard setback for an accessory structure from the minimum required 5 feet to an existing 4.11 feet and (5) reduce the right interior side yard setback for an accessory structure from the minimum required 5 feet to an existing 1.23 feet. The variance is sought to bring existing conditions into compliance and to allow for the construction of an addition to a dwelling on well and septic.

**Recommendation:** ZBA Recommendation is that the application be granted.

**Conditions:** None

**Objectors:** None

**History:**

**Zoning Board Hearing:** 4/4/2018

**Zoning Board Recommendation date:** 4/4/2018

**County Board extension granted:** N/A

A motion was made by Commissioner Schneider, seconded by Commissioner Goslin, to recommend for approval 18-3110. The motion carried by the following vote:

**Ayes:** Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Deer, Fritchey, Gainer, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (16)

**Absent:** García (1)

18-3111

**Presented by:** JAMES WILSON, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Variation V 18-14

Township: Norwood

County District: 9

Property Address: 7953 West Balmoral Avenue, Chicago, Illinois 60656

Property Description: The subject property is approximately 0.2 acre located on the southeast corner of Balmoral Avenue and Washington Street in Section 12.

Owner: Andy and Sara Gomez, 720 Davis Street, Melrose Park, Illinois 60160

Agent/Attorney: None

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to (1) reduce the corner side yard setback from the minimum required 15 feet to an existing 7.1 feet and (2) reduce the rear yard setback from the minimum required 40 feet to an existing 33.5 feet. The variance is sought to bring existing conditions into compliance and to allow for the construction of a second-story residential addition.

Recommendation: ZBA Recommendation is that that application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 4/4/2018

Zoning Board Recommendation date: 4/4/2018

County Board extension granted: N/A

**A motion was made by Commissioner Goslin, seconded by Commissioner Schneider, to recommend for approval 18-3111. The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Deer, Fritchey, Gainer, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (16)

**Absent:** García (1)

18-3160

**Presented by:** JAMES WILSON, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Variation V 18-11

Township: Northfield

County District: 14

Property Address: 1101 Holly Lane, Glenview, Illinois 60025

Property Description: The subject property is approximately 0.27 acre located east side of Holly Lane approximately 62.33 feet south of Grove Street in Section 33.

Owner: Grzegorz and Malgorzata Smalec, 1101 Holly Lane, Glenview, Illinois 60025 and address

Agent/Attorney: Ania Keller, 548 Sudbury Circle, Oswego, Illinois 60543

Current Zoning: R-5 Single Family Residence District

Intended use: Applicant seeks a variance to reduce the right interior side yard setback from the minimum required 10 feet to 6 feet. The variance is sought to bring conditions into compliance and to allow for the construction of a three-car attached garage.

Recommendation: ZBA Recommendation that the application be granted.

Conditions: None

Objectors: Wayne S. Shapiro  
Objection Petition

History:

Zoning Board Hearing: 4/4/2018

Zoning Board Recommendation date: 4/4/2018

County Board extension granted: N/A

**A motion was made by Commissioner Goslin, seconded by Commissioner Schneider, to recommend for approval 18-3160. The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Deer, Fritchey, Gainer, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (16)

**Absent:** García (1)


**ADJOURNMENT**

A motion was made by Commissioner Deer, seconded by Commissioner Boykin, to adjourn the meeting [FILE\_NR]. The motion carried by the following vote:

**Ayes:** Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Deer, Fritchey, Gainer, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (16)

**Absent:** García (1)

Respectfully submitted,



Chairman



Secretary

A video recording of this meeting is available at <https://cook-county.legistar.com>.